



YORKSHIRE RESIDENTIAL
Sales and Lettings



17 Fair View

, Liversedge, WF15 6LL

Price Guide £340,000



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4 BEDROOM DETACHED - LIVERSEEDGE - LOVELY FAMILY HOME, Not to be missed and only upon an internal viewing will you appreciate the size of accommodation on offer. Located in the HIGHLY DESIREABLE CUL DE SAC off Knowler Hill, with accommodation which comprises of entrance hallway, cloaks/wc, lounge, breakfast kitchen, dining room / play room. 4 BEDROOMS master with ENSUITE and house bathroom to the first floor and an enclosed and private rear garden to the rear with off road parking to the front
****NOT TO BE MISSED****

Call Yorkshire Residential 01924 501333 to arrange a viewing

Entrance Hall

Laminate wooden flooring, open spindle staircase to first floor accommodation and radiator,.

Cloaks/WC

Two piece suite comprising low level wc and wash hand basin set into vanity unit. Radiator.

Lounge Diner

22'0" x 11'5" (6.71m x 3.48m)

Gas fire with feature surround. laminate wooden flooring, two radiators and French doors to rear.

Kitchen Diner

9'10" x 15'5" (3.00m x 4.70m)

Fitted wall, base and display units with plumbing for automatic washing machine and dish washer. Integral hob, oven and extractor hood. Laminate wooden flooring, splash back tiling and radiator.

Play Room

17'9" x 8'5" (5.41m x 2.57m)

Laminate wooden flooring and radiator. Open into kitchen.

Landing

Double Bedroom 1

13'9" x 9'4" (4.19m x 2.84m)

Radiator and views.

En-Suite

5'5" x 9'2" (1.65m x 2.79m)

Four piece suite comprising low level wc, wash hand basin set into vanity unit, panelled bath and walk-in shower cubicle. Tiled walls, heated towel rail and inset spotlights.

Bathroom

5'6" x 7'2" (1.68m x 2.18m)

Three piece suite comprising low level wc, pedestal wash hand basin and panelled bath. 1/2 tiled walls. Heated towel radiator.

Double Bedroom 2

9'11" x 10'2" (3.02m x 3.10m)

Laminate wooden floor and radiator.

Double Bedroom 3

11'9" x 9'2" (3.58m x 2.79m)

Radiator and views.



Single Bedroom 4

8'10" x 5'0" extending to 8'3" (2.69m x 1.52m
extending to 2.51m)

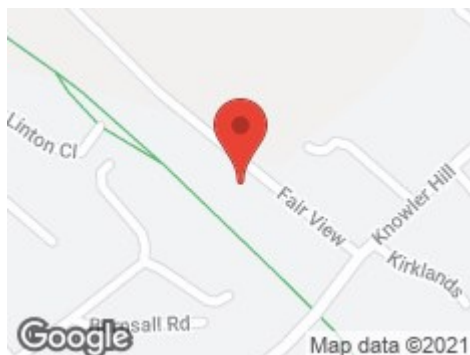
Radiator and views.

Exterior

To the front of the property is a driveway and landscaped gardens. To the rear is an enclosed and private garden.



Road Map



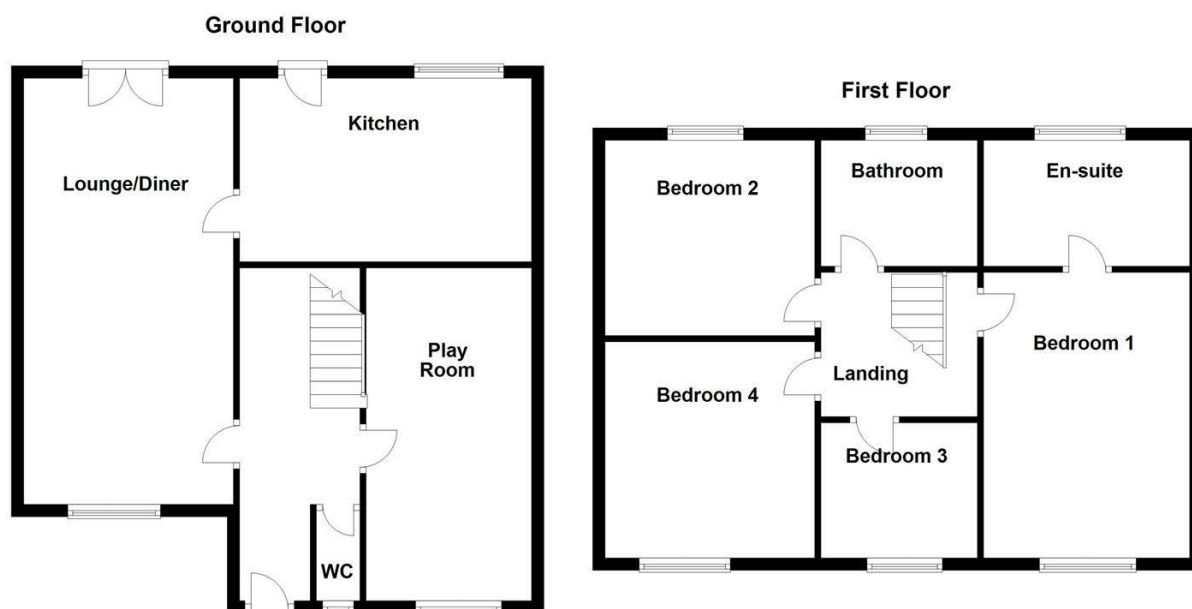
Hybrid Map



Terrain Map



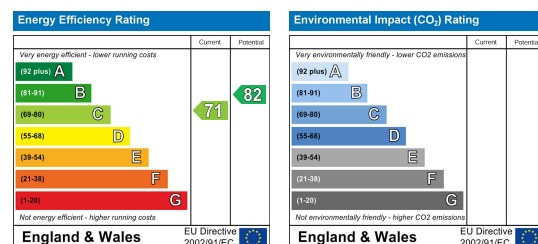
Floor Plan



Viewing

Please contact our Mirfield Office on 01924 501333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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